



LAND OFF FRONT ROAD
WOODCHURCH

Providing approximately 50 new homes and public open space for the community of Woodchurch

MENU >



Please scroll down



Overview

Gladman Developments are proposing a residential development of approximately 50 new homes including public open space and recreational facilities on land off Front Road, Woodchurch.

This website provides details of our proposals and allows you the opportunity to let us know your views, help us shape our next steps and keep track of the project's status.

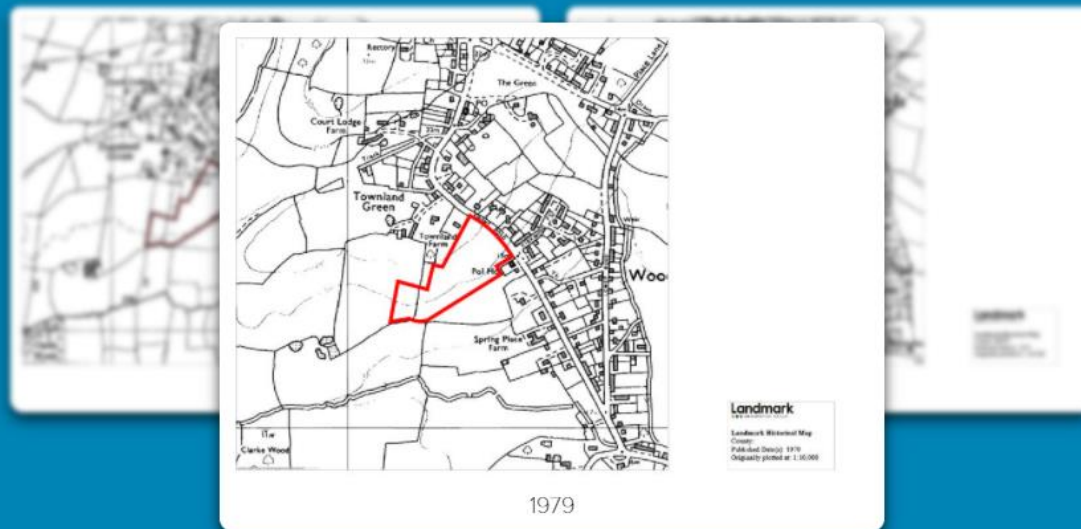
Gladman is a privately run business with over 30 years of experience in the land and development industry. We are committed to bringing forward sustainable development and delivering additional benefits to Woodchurch wherever possible.

Please take a look at our initial proposals and let us know your thoughts. We are interested to understand what services and facilities in the local area could benefit from improvements and would value your contributions to help shape our plans for Woodchurch.



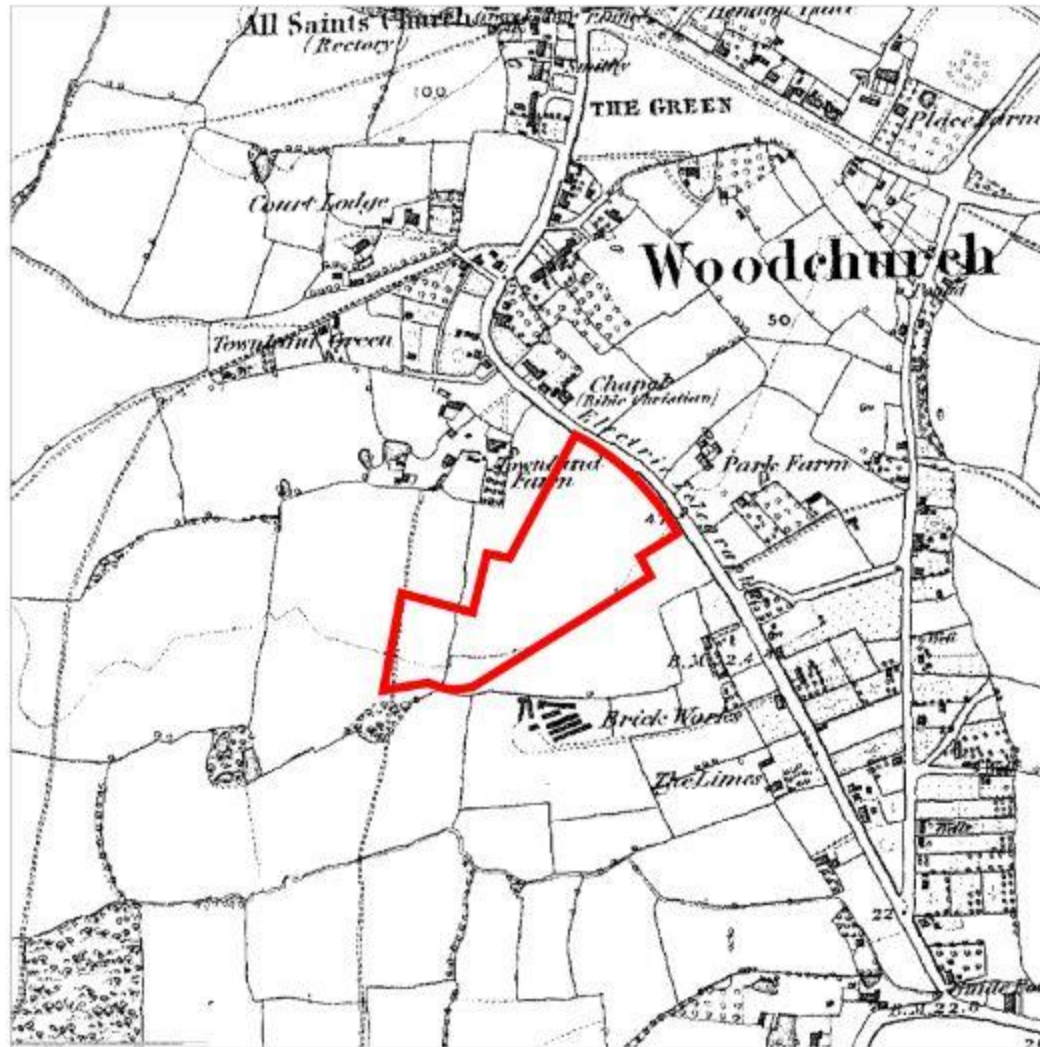
The Growth Of Woodchurch

Historic maps of Woodchurch show how the settlement has grown since 1874, and has changed significantly as the population continued to grow. We see the proposed development at land off Front Road as a logical continuation of the settlement's historic growth pattern.



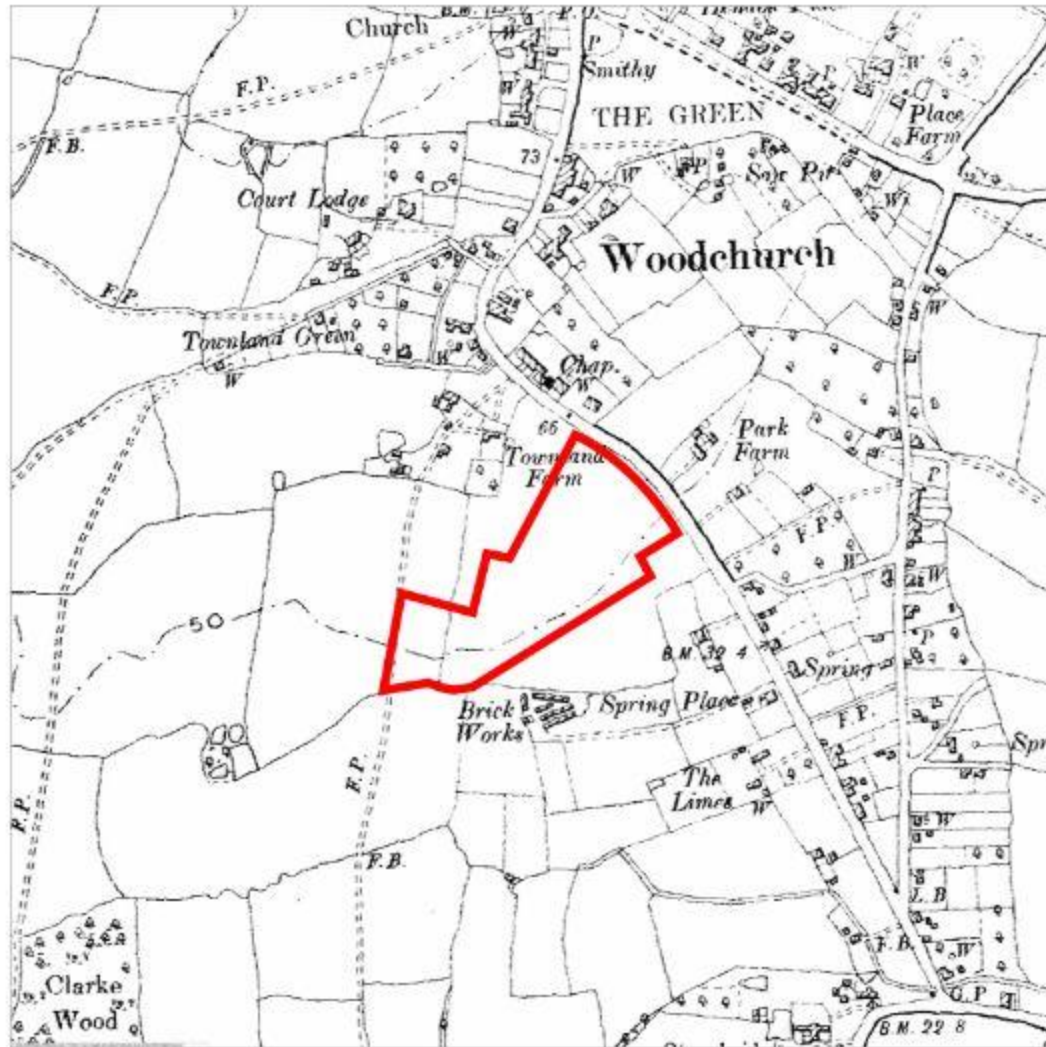
1979





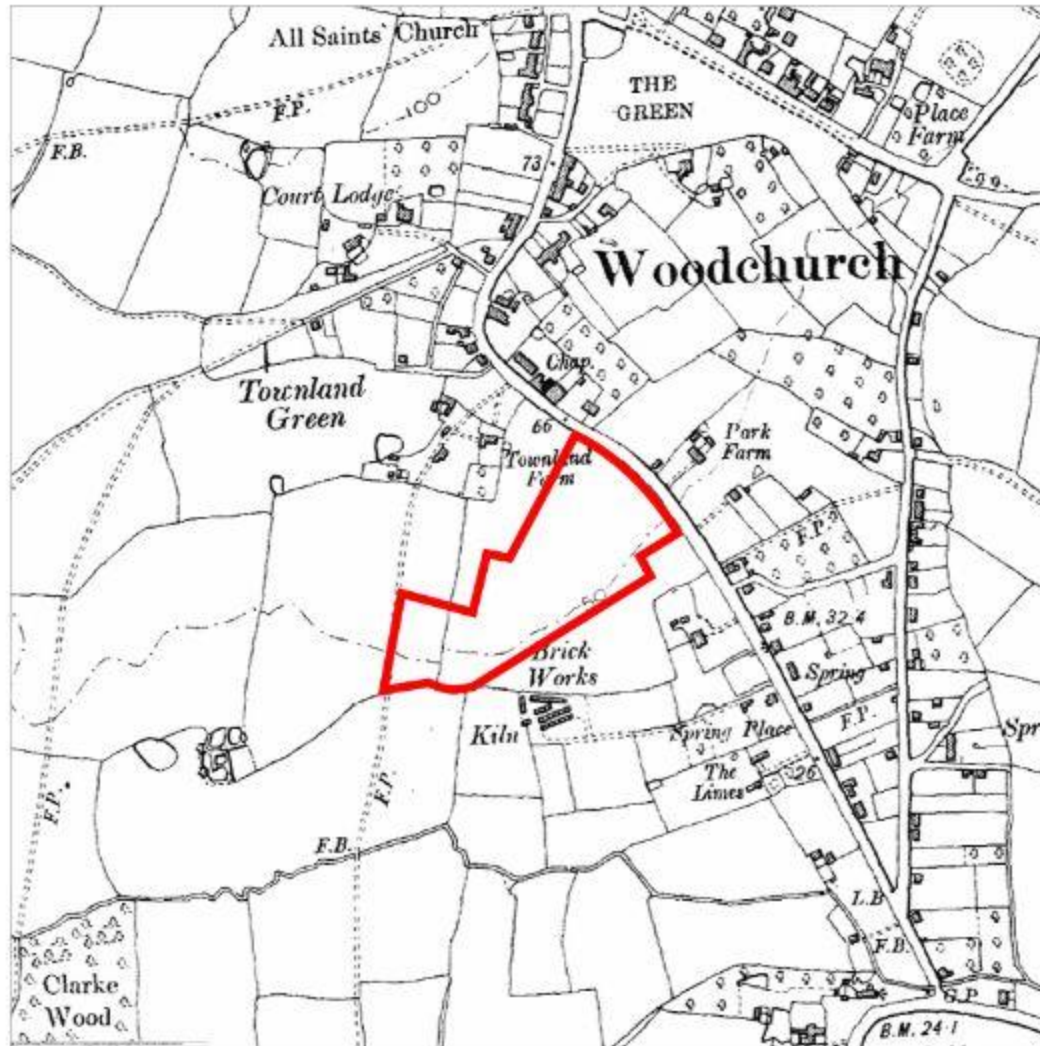
Landmark
INFORMATION GROUP

Landmark Historical Map
County: KENT
Published Date(s): 1874
Originally plotted at: 1:10,560



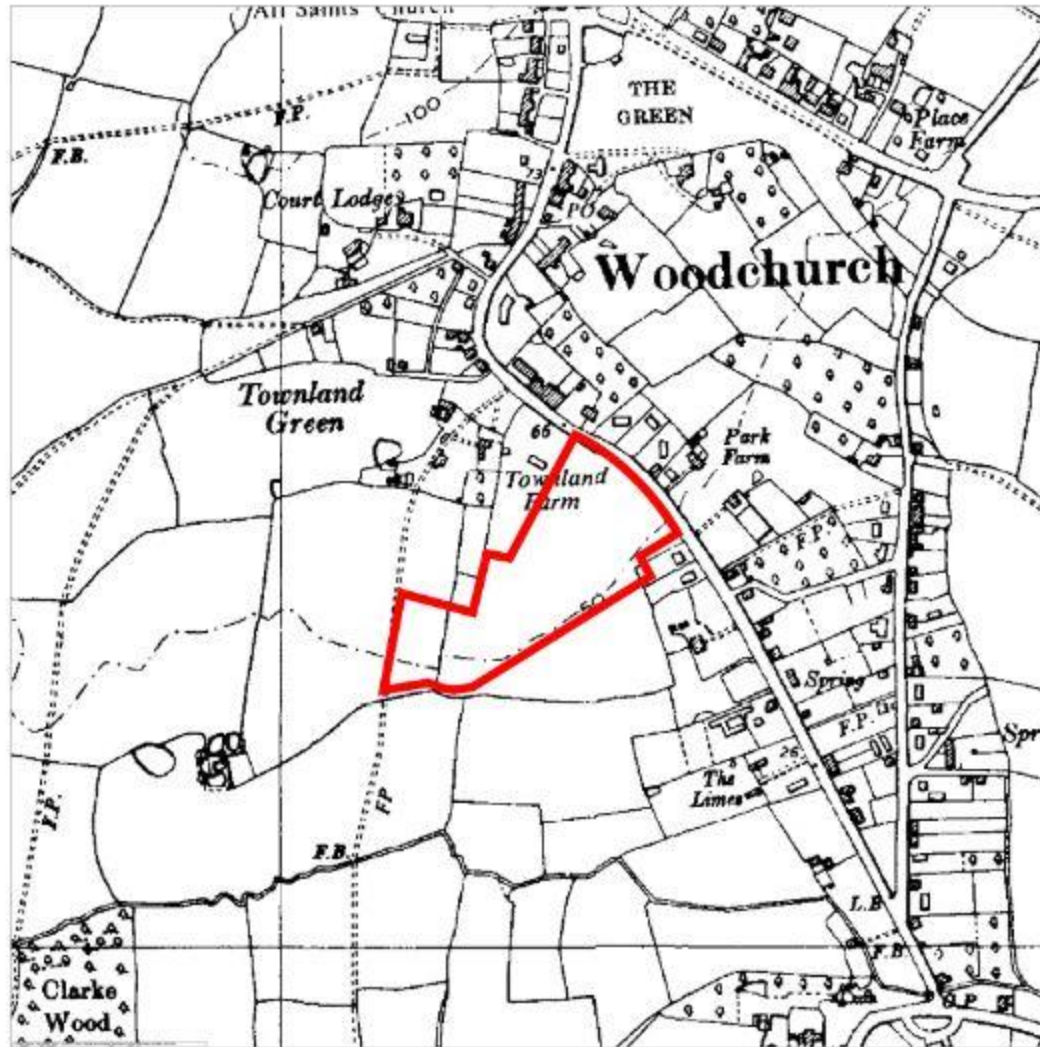
Landmark
INFORMATION GROUP

Landmark Historical Map
County: KENT
Published Date(s): 1899
Originally plotted at: 1:10,560



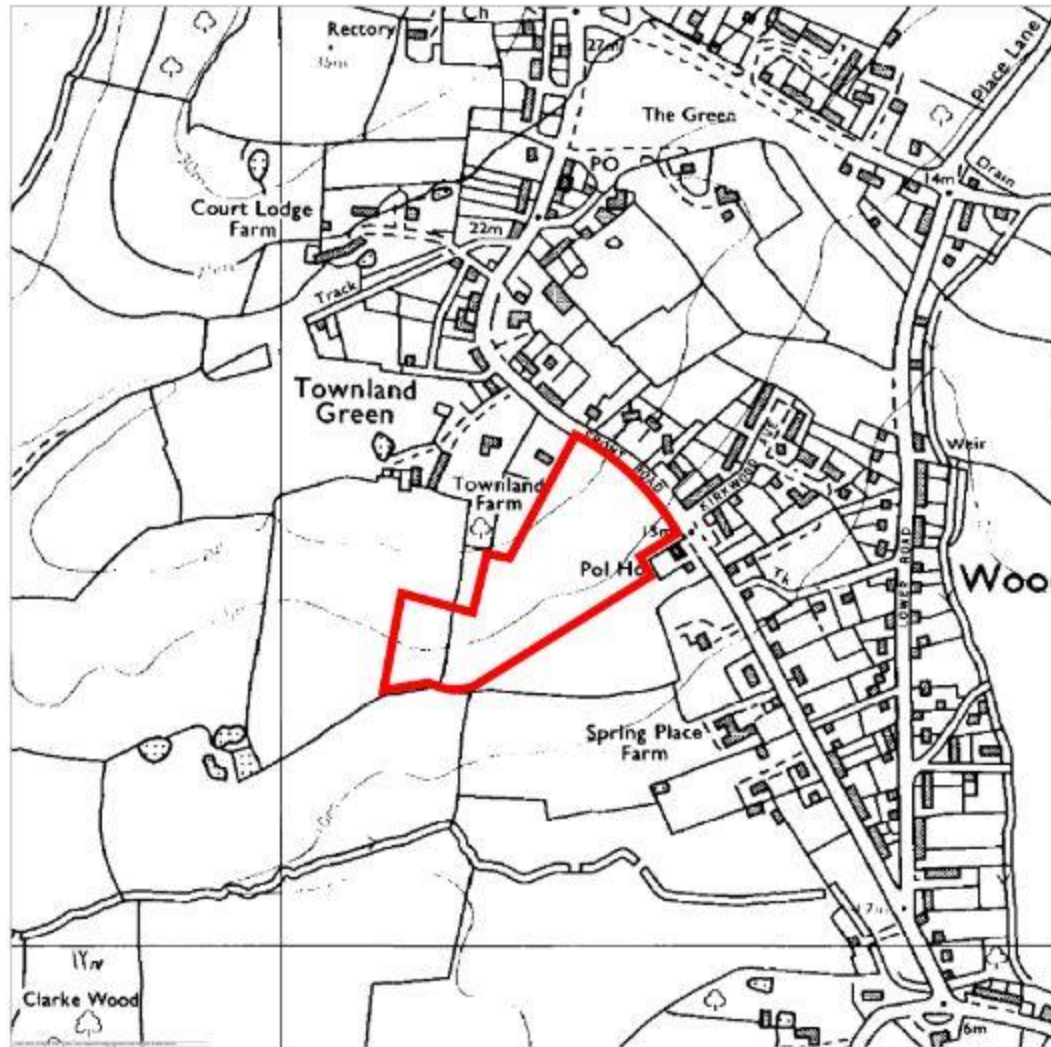
Landmark
AN ORIENTAL GROUP

Landmark Historical Map
Country: KENT
Published Date(s): 1909
Originally plotted at: 1:10,560



Landmark
A BENTLEY GROUP

Landmark Historical Map
County:
Published Date(s): 1961
Originally plotted at: 1:10,560



Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1979
Originally plotted at: 1:10,000

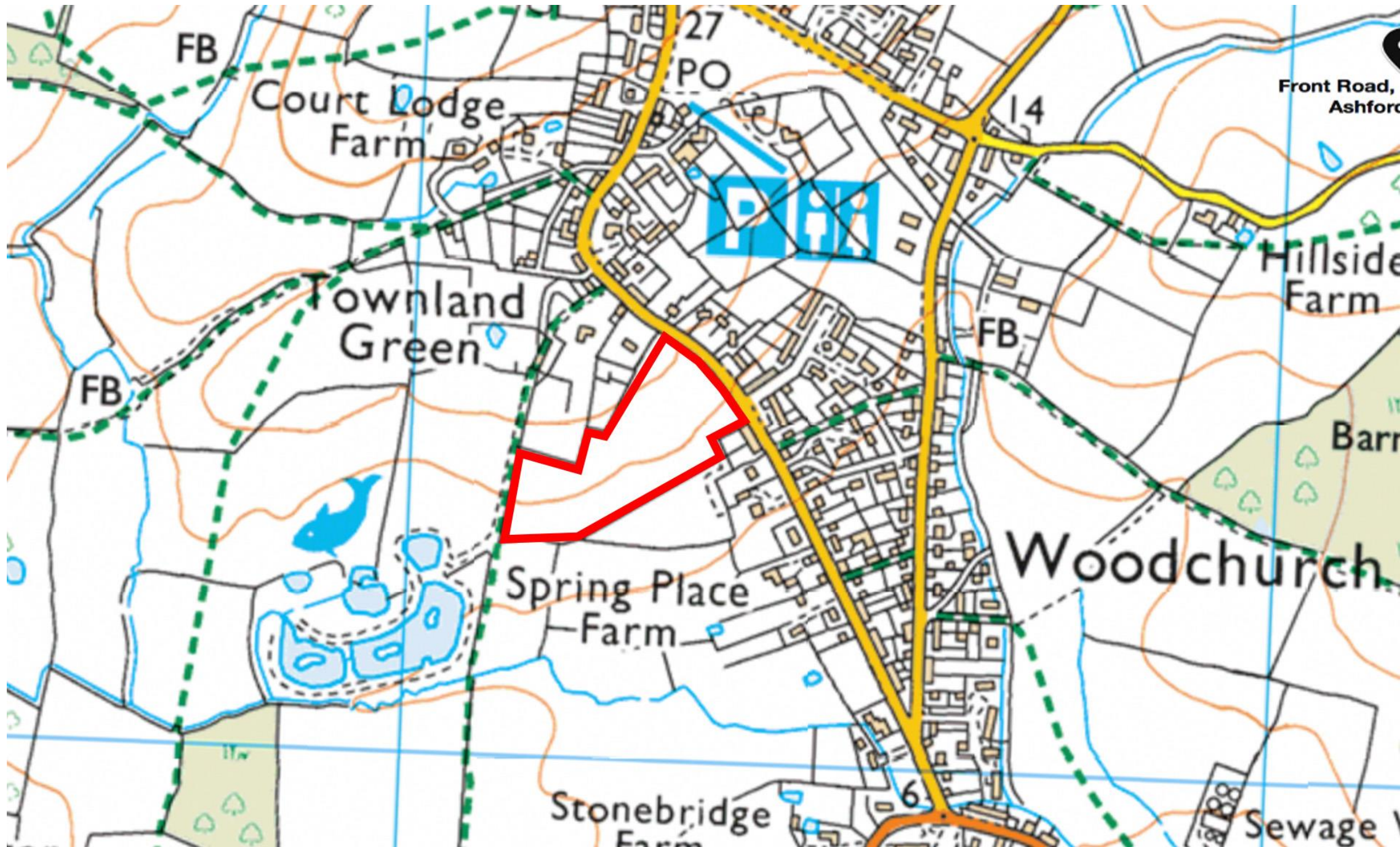
Our Vision And Plans

The site is shown edged red on the plans below.

The Development Framework Plan shows how the site could be developed and identifies the areas that we think are capable of accommodating new homes and those that will form areas of new public open space. The Plan takes into consideration the constraints and opportunities for development that were identified through our initial assessments.

Let us know your thoughts on the proposals below by completing the 'Have Your Say' section at the end of this webpage.





FB

Court Lodge Farm

27
PO

14

Front Road,
Ashford



Hillside Farm

Townland Green

FB

FB

Barr

Woodchurch

Spring Place Farm

Stonebridge Farm

6

Sewage





Community Benefits



Improved Highways



Ecological Enhancements



Green Spaces

The development will include new areas of publicly accessible green space. These open areas will include new tree and hedgerow planting, footpaths and wildflower meadow.



Community Footpaths



Local Services and Facilities



Community Benefits



Ecological Enhancements



Green Spaces



Local Services and Facilities



Employment Opportunities



Community Footpaths

Extensive footpaths will be provided within a high quality landscape setting for residents to enjoy. Links to the existing public rights of way will help to connect the new development to the existing settlement and the surrounding landscape.



Community Benefits



Green Spaces



Community Footpaths



Employment Opportunities



Housing for All



Local Services and Facilities

Local businesses such as Townland Stores, Bonny Cravat and the Six Bells Inn are likely to benefit from the additional custom that the development will generate. Often people are concerned that the proposed development will put pressure on local services. As a result, financial contributions will be made where there is a need to increase capacity in these services.



Community Benefits



Community Footpaths



Local Services and Facilities



Housing for All



Environment



Employment Opportunities

Our scheme will contribute to building a strong and competitive local economy, supporting growth and job opportunities in Woodchurch throughout the build period of the site for those seeking employment in construction and beyond.



Community Benefits



Local Services and Facilities



Employment Opportunities



Environment



Economic Benefits



Housing for All

Our proposals will provide a range of houses which meet the housing need in Woodchurch.

Alongside market housing, the development will also provide up to 40% affordable homes, which will allow those such as first-time buyers greater scope to remain in the area.



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Community Benefits



Employment Opportunities



Housing for All



Environment

Our proposals aim to provide places for people to live that are considerate to the environment and will promote the wellbeing of existing and future residents in Woodchurch.



Economic Benefits



Education Facilities





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Community Benefits



Housing for All



Environment



Economic Benefits

Ashford Borough Council will benefit from substantial financial payments in relation to the New Homes Bonus and Council tax payments generated as a direct result of the scheme.



Education Facilities



Improved Highways



Community Benefits



Environment



Economic Benefits



Improved Highways



Ecological Enhancements



Education Facilities

Financial contributions:

If it is deemed there is not sufficient capacity in local schools, a contribution will be paid to Kent County Council to ensure that sufficient school places are made available, for example through the funding of new classrooms.



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Community Benefits



Economic Benefits



Education Facilities



Ecological Enhancements



Green Spaces



Improved Highways

Primary access to the site is proposed off Front Road as this is considered to be the safest and most appropriate location for vehicles to access the site. Our specialist highways consultants have identified a number of improvements to the surrounding road network including traffic calming. These improvements will be discussed in length with your local highways authority.





Community Benefits



Education Facilities



Improved Highways



Green Spaces



Community Footpaths



Ecological Enhancements

With the creation of new homes and gardens and the introduction of new trees and hedgerows, the living environment will be enhanced for the benefit of residents and wildlife alike.





Planning Application And Project Status

We are currently at the stage of preparing an outline planning application to support the residential development of this site. An outline planning application seeks permission for the principle of development on the site. More detailed considerations such as the appearance of the dwellings or landscaping planting plans will be subject to a further planning application known as 'Reserved Matters'.

We will consider all comments submitted as part of this public consultation, which will influence our proposals. A summary of the feedback received through this consultation will be provided in a Statement of Community Involvement, which will form part of our planning application to Ashford Borough Council.

The local planning authority will then consider the submitted evidence and plans and determine the application.

You can check back here for further updates. A link to the application and supporting documents will be provided once an application has been submitted.



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FAQs



What kind of houses will be provided?



Will our roads be able to cope?

Will our local services and infrastructure be able to cope?

Often people are concerned that new development will put additional pressure on local services and infrastructure. Where there is a need to increase capacity in order to accommodate residents for our proposed development, we will make financial contributions to facilitate additional capacity.

The need for and quantum of such contributions will be ascertained along with the statutory consultees involved in the application process.





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FAQs



Will our local services and infrastructure be able to cope?



Will our roads be able to cope?

There are often concerns associated with the impact of increased traffic as a result of a proposed development. Our specialist highways consultants work with your local highways authority, Kent County Council, to ensure that the development can be accommodated, taking into account any required improvements to increase capacity at key junctions in the road network.

We will also be putting in place a Travel Plan which will seek to encourage new residents to travel by public transport or on foot or by bike where possible.



Will it increase the risk of flooding?



FAQs



Will our roads be able to cope?



What kind of houses will be provided?

Will it increase the risk of flooding?

We conduct in depth research into the risk of flooding and mitigate any risk identified.

Our surface water strategy is to ensure that no more water runs off the site post development than currently is the case. This will be achieved through creating basins on site to hold surface water run-off before controlling the release of this water into the existing drainage network at a rate agreed with your local flood authority.



FAQs



Will it increase the risk of flooding?



Will our local services and infrastructure be able to cope?

What kind of houses will be provided?

The proposed development will provide a mix of sizes and types of housing, catering for all members of the community.

Alongside a range of open market housing for purchase, the development will also provide affordable homes which will allow those such as first-time buyers or on a lower income greater scope to own or rent their own home. The exact mix of house sizes and tenures will be agreed in negotiation with your local authority housing team.



Have Your Say

You can let us know your thoughts by submitting the form below. Alternatively, you can write to us at YourViews Woodchurch, Gladman House, Alexandria Way, Congleton, CW12 1LB

Your name:

Your postcode:

Are you, or anyone you know, looking for a new home in Woodchurch?

Y N

Have you, or someone you know, struggled to find an affordable home to either rent or buy in Woodchurch?

Y N

Is there the need for more homes for first time buyers or young professionals in Woodchurch?

Y N

Which of the following do you consider important to take into account as we finalise our proposals?

- Range of types and sizes of housing
- Access to public open space and new planting
- Provision of footpaths & cycleways
- New/improved community facilities
- Provision of children's play areas
- Access to public transport
- Space for older children/teenagers
- Homes for local people
- New/improved natural habitats

What changes could be made to the Development Framework Plan to improve our proposals?

Submit

